

Arlington Historic District Commissions

October 24, 2013
Whittemore Robbins House

FINAL & APPROVED MINUTES

Commissioners

Present: M. Bush, C. Hamilton, J. Nyberg, M. Penzenik, J. Worden

Commissioners

Not Present: D. Baldwin, C. Barry, J. Black, B. Cohen, J. Cummings, M. Logan, S. Makowka

Guests: M. Walls, J. Walls, J. McKenna, N. McKenna, E. Bing, L. Atkinson, M. Bouton, I. Praud

1. **AHDC Meeting Opens; J. Worden ran the meeting in the absence of S. Makowka 8:00pm**
2. **Appointment of alternate Commissioners; Pleasant Street – M. Bush, C. Hamilton,**
3. **Approval of draft minutes from September 26, 2013 meetings. M. Bush moved approval as submitted, J. Nyberg seconded. Approved unanimously.**
4. **Communications**
 - a. Email re: 239 Pleasant Street with pictures and plans for wall not previously received but presented at 9/26/13 meeting
 - b. Email re: Parmenter School update from M. Bouton
 - c. Application for formal hearing for 34 Academy Street
 - d. Email with revised and accepted drawings on 10 Central Street solar panels (presented at 9/26/13 meeting)
 - e. Email application for Formal Hearing for retaining wall, stairs and railings at 239 Pleasant Street
 - f. CONA application for 24 Central Street for deck, stairs and railing repairs
 - g. Email from C. Hamilton re: 84 Irving Street solar panel installation (not in District)
 - h. CONA Application for 114 Westminster Ave. for fence replacement (issued)
 - i. CONA application for 211 Pleasant Street for roof replacement (issued)
 - j. Email re: AHDC Draft Streetscape Guidelines from D. Baldwin to Commissioners
 - k. Email re: MHC Conference registration update from J. Worden
 - l. CONA application for 21 Maple Street for gutter replacement
 - m. J. Nyberg has been in discussion on Lot 47 Pleasant Street about changes and asking if his position as monitor he can work with owner for changes. Discussion about the change of windows and gables on the roof. M. Penzenik concerned about some changes. J. Worden said they have questions and need clarification. Old drawings had floor plans, dimensions, etc. and new ones don't have any details. Applicant to be asked to clarify for the Commission.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

1. **Formal Hearing re: 239 Pleasant Street (McKinnon)** for retaining wall, stairway, railing and fence changes. G. McKinnon presented details for fence, stairs and railing. The stairs will be going from the street level (i.e. level of land behind present retaining wall) to the top of the second retaining wall. Landing, 4 stairs another landing and 6 stairs at top. Material will be ground stone held together with concrete, granite treads, and stone risers. Whole build out of steps will be stone except for treads which will be granite. Landing will not be asphalt but willing to work with monitor before final approval. Stair railing will be on left while the stairs will be at ground level on right. The stairs will be built into the slope of the yard. The applicant proposed that the fence around yard to be either cast iron or aluminum with the railing to match with similar baluster spacing. Motion to approve stairs and railing made by M. Bush subject to the following conditions: 1) stairs shall be granite treads with stone risers approx 5 feet wide, 2) landing shall not be asphalt further design decisions to be at discretion of monitor, 3) right hand side going up shall be approximately flush to grade and 4) the upper fence shall be aluminum or cast iron as shown in picture, 4 feet high, and have spacing as required by the building dept.; 5) stair railing shall have balusters to match top fence but without finials, seconded by J. Nyberg. All voted in favor. J. Cummings will continue to be monitor

DOCUMENTATION SUBMITTED: PLANS, DRAWINGS, APPLICATION

2. **Formal Hearing re: 17 Irving Street (Town of Arl.)** for removal of non-compliant fence and installation of appropriate fence. M. Bouton from Town Manager's office overseeing Intl. School of Boston rental. Discussion that this is the town's property and tenants are not supposed to have put the fence up without permission. M. Bush moved that we continue the formal hearing until the 11/21/13 AHDC meeting and demand for removal of fence by 11/21/13 with fine of \$50 per day for each offense if not removed by that date. Agreed to by applicants. They will return next month with proposed plans for a fence at that location.

DOCUMENTATION SUBMITTED: APPLICATION

3. **Formal Hearing re: 152 Pleasant Street (Niles)** for replacement of failed wood gutters with fiberglass, a replacement option that has been approved by Commission in the past. M. Bush moved approval of gutters from The Fiberglass Gutter Company. Seconded by J. Nyberg. All voted in favor. Monitor appointed: M. Bush

DOCUMENTATION SUBMITTED: APPLICATION, SPECIFICATIONS

4. **Formal Hearing at 34 Academy Street (Ellison)** for replacement of windows, doors and deck and removal of siding at rear of 34 Academy Street. The applicant described that they are looking to remove vinyl siding and will be using cedar clapboards which are underneath. Proposing to use Pella all wood windows, true divided light. During discussion with the Commission, the applicant clarified that the wall fabric will be cedar clapboard, the deck will be replaced with cedar fir and handrails will be cedar, and the baluster will be 4" on center. M. Bush moved approval of application as submitted with stipulation that 1) wood windows be simulated divided light, 2) spacing on balusters shall be 4" on center, 3) use of clapboards not shingles, 4) window casing to be 1 x 5 with 1 ½ band molding, and 5) supporting posts of porch

to be covered by finished pine material. Seconded by J. Nyberg. All voted in favor. Monitor appointed: M. Penzenik.

DOCUMENTATION SUBMITTED: PLANS, DRAWINGS, PHOTOGRAPHS

5. **Informal Hearing re: The Irvington on Pleasant Street (Bing/Atkinson).** The applicant described his desire to install an a/c condenser in the rear of property and change a window to a door on the rear second floor porch which is only minimally viewable. M. Bush that the proposed changes are insubstantial and will qualify for a 10 day certificate. Seconded by J. Nyberg. Unanimous approval. M. Bush moved approval for the application as submitted. Seconded by J. Nyberg. Unanimous approval granted. S. Makowka appointed monitor.

DOCUMENTATION SUBMITTED: APPLICATION, PHOTOGRAPHS, PLANS

6. Other Business

- a. Preservation Loan Program Update – Franklin Street is waiting, Schwamb Mill Trust submitted an application, he has not heard from window repair lady.
- b. Outreach to Neighborhoods & Realtors – no report
- c. Update of Project List by Commissioners – removing anything prior to 2008.
- d. Discussion regarding Draft Streetscape Recommendations by J. Cummings and D. Baldwin to Master Plan committee – no one had comments except J. Worden who will forward to D. Baldwin
- e. Update from 2013 Massachusetts Historic Preservation Conference, Lexington, Friday, October 18th. S. Makowka, J. Worden and C. Hamilton attended conference and reported useful information that was obtained.
- f. Missing District Signs: Jason/Gray District at Jason St. and Mass. Ave. is gone, Pleasant Street sign is gone, M. Bush said no signs exist; Westminster Ave. coming in from Lexington and at Dewey Square.

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
4. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
5. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
6. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
7. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
8. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
9. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
10. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
11. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
12. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
13. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
14. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
15. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
16. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)

17. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
18. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
19. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
20. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
21. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
22. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
23. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
24. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
25. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
26. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
27. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
28. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
29. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
30. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
31. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
32. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
33. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
34. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
35. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
36. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
37. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
38. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
39. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
40. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
41. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
42. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
43. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
44. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
45. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
46. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
47. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
48. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
49. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
50. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
51. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
52. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
53. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
54. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
55. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
56. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
57. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
58. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
59. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
60. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
61. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
62. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
63. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
64. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)

65. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
66. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
67. 187 Westminster Ave. (Danaher-Obrien – 11-51M) – Makowka – CONA (Roof)
68. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
69. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
70. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
71. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
72. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
73. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
74. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
75. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
76. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
77. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
78. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
79. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
80. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
81. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
82. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
83. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
84. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
85. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
86. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows)
87. 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Windows)
88. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
89. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
90. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
91. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
92. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
93. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof)
94. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
95. 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence)
96. 259 Pleasant Street (Fatula – 12-46P) – Nyberg – COA (Gutters)
97. 28 Russell Street (Amex – 12-48R) – Makowka – COA (Porch/Stairs/Railings)
98. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
99. 30 Jason Street (Harris/Charest – 12-50J) – Makowka – CONA (Sills/Wells)
100. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
101. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
102. 11 Oak Knoll (Clossey – 12-54P) – Cohen – CONA (Dormer, Window Repair)
103. 140 Pleasant Street (Haas – 12-55) – Makowka – CONA (Gutter)
104. 35 Jason Street (Lynch – 12-56J) – Makowka – CONA (Fence)
105. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
106. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
107. 3 Westmoreland Ave. (Canty – 13-03M) – Makowka – COA (Roof Vent)
108. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
109. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
110. 119 Pleasant Street (Poulos – 13-06P) – Makowka - CONA (Doors)
111. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
112. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
113. 160 Westminster Ave. (Jackson – 13-09M) – Nyberg – COA (Fence)
114. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
115. 19 Jason Street (Dargon – 13-11J) – Makowka – CONA (windows)

116. 188 Pleasant Street (Cleary/Carr – 13-13P) – Makowka – CONA (AC units)
117. 11 Oak Knoll (Clossey – 13-14P) – Makowka – CONA (window repair)
118. 24 Jason Street (Smith-Towner – 13-15J) – Makowka – CONA (porch repair)
119. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
120. 69 Crescent Hill Ave. (Bush-Sheldon – 13-17M) – Makowka - CONA (window replacement)
121. 7 Oak Knoll (Bailey – 13-18P) – Makowka - CONA (step repair)
122. 33 Westminster Ave. (Donnelly – 13-19M) – Makowka – CONA (roof)
123. 139 Pleasant Street (DaSilva – 13-21P) – Makowka – CONA (doors/insulation blow-in)
124. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
125. 161 Pleasant Street (Clinton – 13-23P) – Cummings - changed to Makowka – COA (posts)
126. 24 Jason Street (Smith-Towner – 13-24J) – Makowka – COA (gutters/fascia/soffits)
127. 170 Pleasant Street (Kelly – 13-25P) – Makowka – CONA (steps and sidewalls)
128. 144 Pleasant Street (Bemis – 13-26P) – Makowka – CONA (roof)
129. 20 Prescott Street (Vasilyev – 13-27R) – Cohen – COA (side porch and stairs)
130. 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits)
131. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
132. 210 Pleasant Street (Hart – 13-30P) – Makowka –COA (solar panels)
133. 118 Pleasant Street (Foley Trust – 13-31P) –Nyberg - COA (gutters)
134. 62 Crescent Hill Ave. (Wenocur/LeJeune – 13-32M) – Makowka - CONA (Fence/Driveway)
135. 26 Jason Street (Angelakis – 13-33J) – Makowka – CONA (rear windows)
136. 41 Crescent Hill Ave. (Mead/Hanley – 13-34M) – Makowka – CONA (stairs)
137. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
138. 14 Jason Court (Stone – 13-36J) – Makowka – CONA (fence sections)
139. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
140. 24 Russell Street (Smith-Fiorentini – 13-39R) – Makowka (CONA) (steps/deck)
141. 188 Pleasant Street (Carr – 13-40P) – Makowka – CONA (gutters/fascia)
142. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
143. 61 Crescent Hill Ave. (DeNatale – 13-44M) – Makowka – CONA (roof)
144. 175 Pleasant Street (Lucchese – 13-45P) – Makowka – CONA (repairs)
145. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
146. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
147. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
148. 18 Prescott Street (Smith – 13-50R) – Makowka – COA (rear deck)
149. 15 Oak Knoll (Lo – 13-51P) – Makowka – Hardship COA (solar panels)
150. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
151. 49 Academy Street (Baldwin – 13-53P) – Worden – COA (steps)
152. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
153. 45 Jason Street (Hamilton – 13-55J) – Makowka – CONA (porch/gutters)
154. 154 Westminster Ave. (Walters – 13-56M) – Makowka – CONA (porches/steps)
155. 184-186 Pleasant St. (Lang-Datta – 13-57P) – Makowka – CONA (shingles/siding)
- 156.

Meeting Adjourned 10:02pm